

\$889,400 - 8123 8125 83 Av Nw, Edmonton

MLS® #E4460705

\$889,400

10 Bedroom, 6.00 Bathroom, 1,996 sqft
Single Family

Idylwylde, Edmonton, Alberta

A rare opportunity in Idylwylde: this extensively renovated legal 4-plex blends reliable income with long-term upside. The property offers two 3-bed/1.5-bath suites upstairs, plus one 3-bed and one 2-bed suite in the basement, each with a full bath—an ideal mix for families and professionals seeking space and affordability. Over \$230,000 has been invested into kitchens, flooring, electrical, plumbing, and a new roof, delivering a low-maintenance, turn-key asset. Each unit features separate laundry and modern finishes, with layouts designed for livability and strong tenant appeal. A double detached garage adds value, while the unused rear yard provides clear potential for extra parking, RV storage, or future development. Steps from Bonnie Doon Mall, the LRT, and Campus Saint-Jean, this location ensures consistent demand in a proven rental corridor. An exceptional opportunity to secure both stability and growth in one of Edmonton’s most established neighborhoods (id:6289)

Built in 1971

Essential Information

Listing #	E4460705
Price	\$889,400
Bedrooms	10
Bathrooms	6.00
Half Baths	2



Square Footage	1,996
Year Built	1971
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	8123 8125 83 Av Nw
Subdivision	Idylwylde
City	Edmonton
Province	Alberta
Postal Code	T6C1A7

Amenities

Amenities	Public Transit, Shopping
Features	See remarks
Parking Spaces	4
Parking	Detached Garage
# of Garages	1

Interior

Appliances	See remarks, Dryer, Refrigerator, Two stoves, Two Washers
Heating	Forced air
# of Stories	1
Has Basement	Yes
Basement	Suite

Listing Details

Listing Office	Exp Realty
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Listing information last updated on October 16th, 2025 at 11:01pm MDT